

**TOWN OF LOOMIS**  
**Park and Recreation**  
**Master Plan**

February, 1998

# TOWN OF LOOMIS

## Park and Recreation Background Report

June, 1997

Adopted by Planning Commission  
November 25, 1997

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# Section I

## Introduction

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### A) The Master Plan

Open space, park and recreation facilities have in recent years come to be recognized as essential to a healthy environment. The necessity to provide park and recreation facilities and to preserve open space comes as a response to the increasing degree of urbanization throughout the nation, the increased population density, scarcity of open space and natural areas, and the increasing amount of leisure time available to our society.

The community of Loomis is an example of an area which has preserved its rural characteristics for many decades, but is currently confronted with increasing population and demands for more intensive use of its land. From the broad powers granted to the Town of Loomis through state general law, the Town Council is directly responsible for providing a healthy, enjoyable community for the present and future residents of the Town of Loomis. One of the most visible components of all communities are natural spaces, park and recreation areas and other facilities for leisure activities.

Along with providing adequate amounts of basic public services, Loomis faces the challenge of providing adequate recreation opportunities and park resources for a growing population in a time of fiscal limitations. Increasing recreational demand will continue to be stimulated by public interest in the environment, parks, open space and preservation of natural areas, health and fitness, and an increasing amount of leisure time for pursuit of recreational activity. This anticipation of a continued cultural change and accelerating recreational demand must be balanced economically through revenue sources. The Town of Loomis must focus on these needs and continue with an aggressive and farsighted approach to funding a sound park program and recreational opportunities, both for the existing and future residents of the Town.

The County of Placer and the Town of Loomis is taking the time and expending effort to examine their future course of action to be taken for the management and operation of park and recreation services in West Placer County. There is no history of an area or public agency which started planning too early to serve the future needs of its people. The purpose of this Master Plan, therefore, is to provide the Town of Loomis, and in a larger context, the South Placer Park and Recreation Planning Area, with a comprehensive view of its park and recreation resources and to develop a practical program for financing the acquisition, development and operation of a sound park and recreation system for the next decade and beyond.

## **B) Major Recommendations**

Following are the major recommendations for implementing this Master Plan:

1. Actively work towards the adoption of the Park Implementation Plan with adequate staffing to administer the park and recreation services proposed by the Master Plan.
2. Support formation of an independent district to manage park and recreation services for South Placer County including appointment of a member to the Board of Directors and appointment of Town representation on the advisory commission that will assist the Board in its mission.
3. Provide an overall ratio of 10 acres of park and open space lands to each 1,000 persons in the town in a proportion of at least five acres of passive park/open space lands and five acres of active park lands. For park lands, provide three acres of neighborhood park and two acres of community park per one thousand residents.
4. Work cooperatively with the County and the South Placer Recreation District (when appropriate), School Districts, other adjacent park agencies, and other jurisdictions and organizations to plan, acquire, develop and manage park and recreation facilities and services.
5. Assist the South Placer Recreation District, community groups and organizations in the identification and preservation of community and regional open space areas such as the Dry Creek Parkway and its tributaries, including Antelope Creek and Secret Ravine Creek.
6. In cooperation with private organizations, provide a broad range of recreation programs to meet the needs of all age groups and the special needs of the elderly and handicapped.
7. Provide a linkage of the community's park and recreational facilities, where possible, with those of the regional recreation resources such as trails, open spaces and regional parks.
8. Take full advantage of outside funding sources such as Federal, State, and private grants and foundations to assist in the acquisition, development and management of the park and recreation system.
9. Promote active citizen participation in implementing the Master Plan, in planning and development of the park system, and encourage the participation of volunteers to supplement staff.
10. Adopt an ordinance to implement the Quimby Act for park land dedication or compensation in lieu of land dedication.
11. Adopt a revised development impact fee for recreation equal to the Placer County fee of \$1,228 per single family dwelling with annual adjustments for inflation as with the county fee.

## **Section II**

### **The Town of Loomis Recreation Service Area**

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#### **A) Background**

The Town of Loomis was incorporated in December, 1984 and has provided park services in a limited manner without recreation programs to the residents of the of the Town area. The Town of Loomis has benefited from a strong relationship with Placer County who has assisted the Town since its incorporation in providing park services to the residents in the area. Park and recreation services are generally considered to be an important, but not essential public service provided by the Town. This philosophy has generally led to inadequate funding for park development and a lower priority of emphasis (when considered with other Town responsibilities) in the allocation of staff time and Town resources for park and recreation development.

The Town's General Plan recognizes that the provision of park and open space lands are one of the most important attributes in providing and maintaining the "quality" of life in the Town. The commitment of the Town's elected officials to this objective requires a clear understanding that open space and park lands are a limited resource and that without a budgetary commitment to this fragile commodity, the opportunities for acquisition and protection of open space lands and parks may be lost as the Town develops.

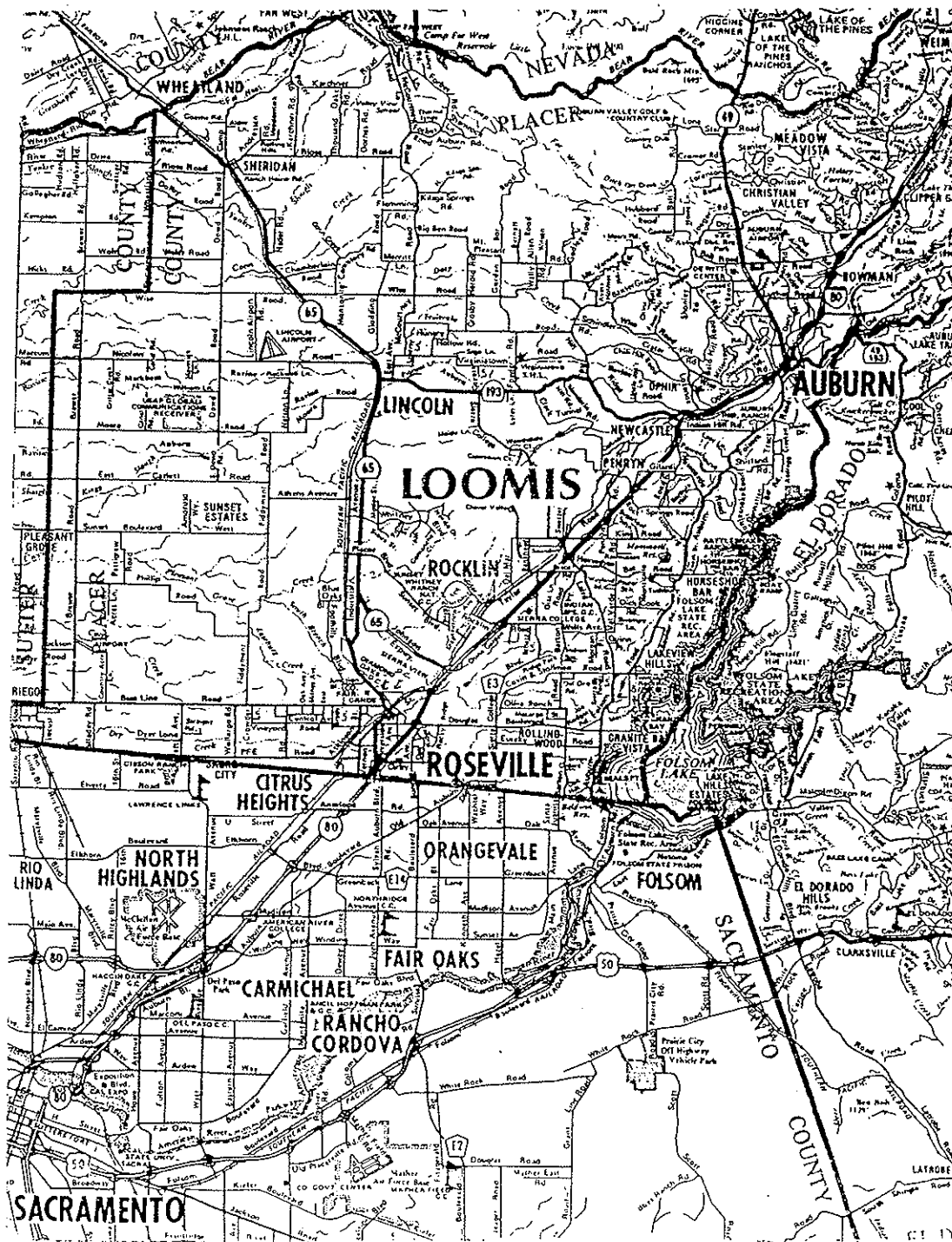
#### **B) Location**

The Town of Loomis is located in West Placer County, immediately east of the City of Rocklin. The unincorporated areas of Penryn and Newcastle are situated to the east of the Town, with the community of Granite Bay being situated to the southeast of Loomis. Highway 80 extends west-to-east through the Town center and is a dominant transportation feature in the central portion of the Town's boundaries. On the north, the unincorporated areas of Placer County known generally as the Penryn-Horseshoe Bar community planning area occurs which extends north from the Town for several miles.

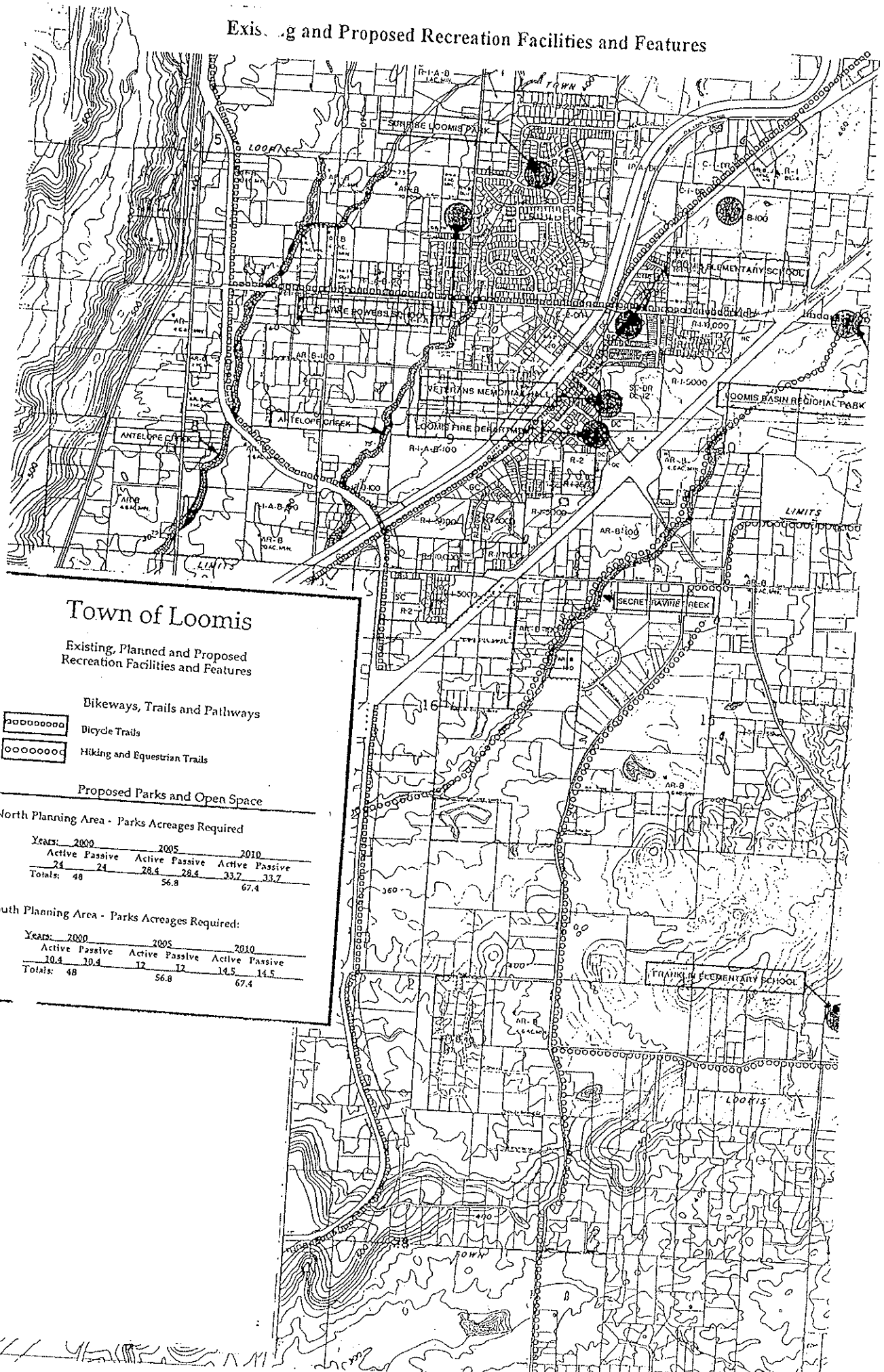
The Town has on its north east border a county regional park. The park is often perceived as a park provided to the public by the Town but in reality this facility is owned, operated and maintained by Placer County. Part of the Town boundaries are also close or adjacent to the Sierra Community College which has a number of athletic and recreation facilities available for limited use by non-students.



## Location Map



# Existing and Proposed Recreation Facilities and Features



## Town of Loomis

Existing, Planned and Proposed  
Recreation Facilities and Features

- Bikeways, Trails and Pathways
- Bicycle Trails
  - Hiking and Equestrian Trails

### Proposed Parks and Open Space

#### North Planning Area - Parks Acreages Required

Years:	2000	2005	2010
Active	24	28.4	33.7
Passive	24	28.4	33.7
Totals:	48	56.8	67.4

#### South Planning Area - Parks Acreages Required:

Years:	2000	2005	2010
Active	10.4	12	14.5
Passive	10.4	12	14.5
Totals:	20.8	24	29

## **C) Boundaries**

The boundaries of the study area correspond to the incorporated Town boundaries of Loomis. The north Town boundary is located approximately .75 miles to the north of King Road. On the west, the Town boundary is located about .50 miles west of Delmar Avenue until it intersects with Brace Road, where it travels to the east and across I-80 to Dias Lane. From Dias Lane, the Town boundary generally follows Barton Road south to Indian Springs Road. From east along Indian Springs Road, the boundary then turns north and is located about .50 miles west of Val Verde Road where it then crosses I-80 and then follows Cherokee Trail north to Taylor Road where it then heads west to the point of beginning.

## **D) Geography**

The Town Area is comprised of relatively flat terrain in most areas, with a transition to the east to more sloped areas bisected by drainages and creeks. Elevations range from about 300 feet to about 500 feet. Natural vegetation is predominantly oak grasslands with oak and cottonwood groves occurring in an east-west direction in association with some of the major and minor creek environments. Antelope Creek and Secret Ravine Creek are two of the more significant creeks in the Town. These creeks provide year around drainage and support a population of chinook salmon steelhead trout.

Climatically, the area experiences warm-to-hot dry summers and mild, moist winters. Annual temperatures average 62 degrees Fahrenheit, but range from below freezing in the winter to over 100 degrees Fahrenheit during some summer days. Average annual rainfall is about 19 inches.

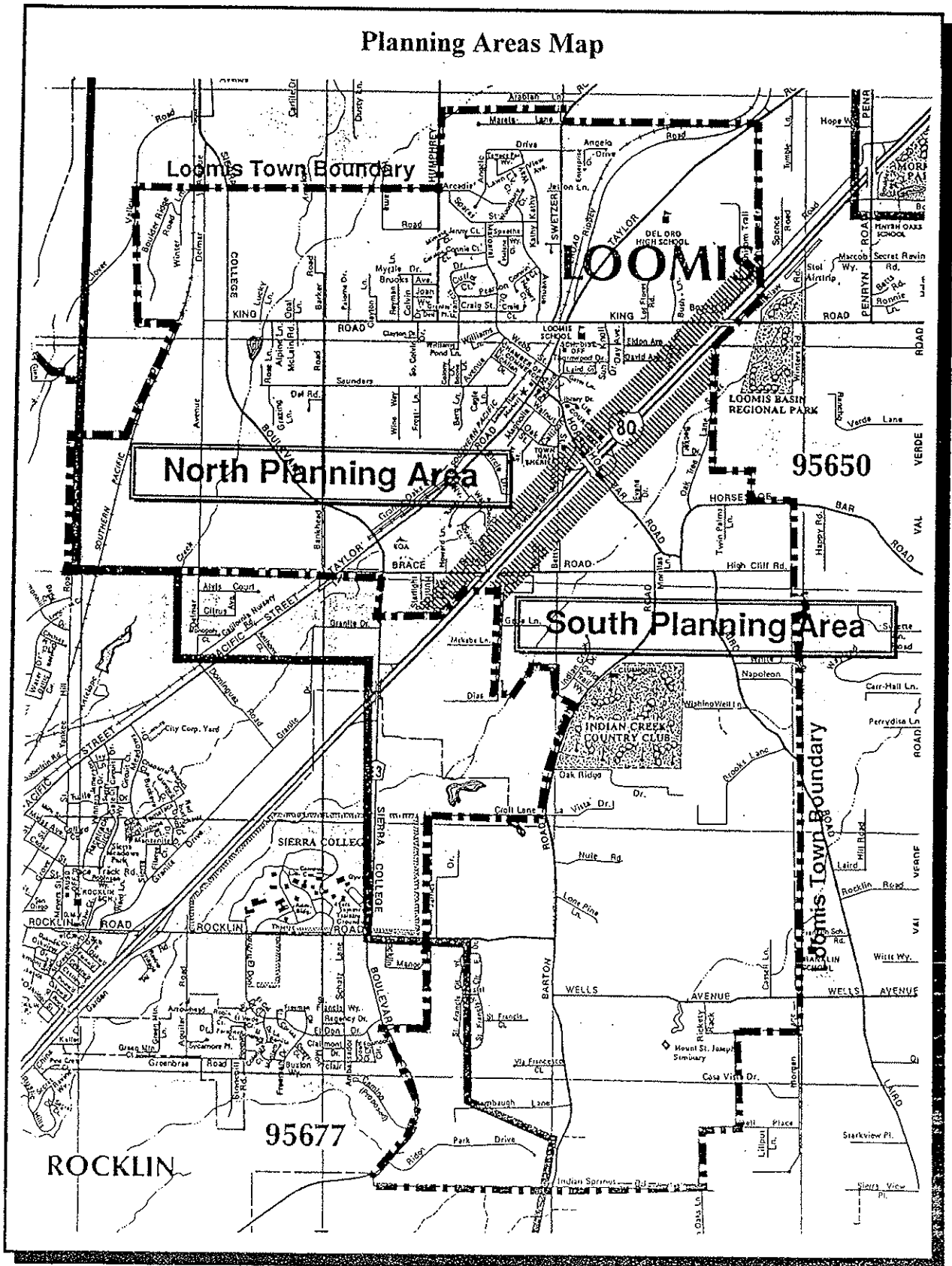
## **E) Land Use Characteristics**

For park and recreation planning purposes, the Town of Loomis has been divided into two planning areas. (See Planning Areas Map.)

### **1) North Planning Area**

This area contains all of the existing office, commercial, and industrial development within the Town of Loomis. This area also contains all of the medium density and multi-family residential development and large areas designated as rural residential development with a parcel size range from about two to 20 acres. Most of the commercial land uses exist along Taylor Road and within the Village area. The Village is the Town's oldest commercial district and also has the oldest homes and features in the community. Industrial uses are located along the railroad tracks, Swetzer Road and Rippey Road. The Town's few public facilities, such as the Library, Veteran's Building and Elementary and High Schools are located in the North Planning Area.

# Planning Areas Map



## 2) South Planning Area

The south area, located entirely south of I-80, is almost totally rural residential in character. The vast majority of the parcels are larger acreages and are designated as Rural Estates or Rural Residential. The Indian Creek Country Club of Barton Road is the only exception to the rural residential uses in this area.

**Table 2.1**  
**Town of Loomis**  
**Land Use by Category**

<i>Land Use Type</i>	<i>Estimated Acreage</i>
Medium Density Residential (4 units/acre)	570
Medium Density Residential (Up to 8 units/acre)	65
High Density Residential (Up to 12 units/acre)	55
Rural Residential (5 units per acre)	3,205
Rural Estates (5 to 20 acres/unit)	320
Commercial	245
Industrial	155
<i>Total Acres</i>	4,615

*Source: Town of Loomis General Plan.*

## Section III

### Population and Demographics

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#### A) Population

In 1990, Loomis had a population of 5,650. Of the total population, 55 were in group quarters and the remainder were housed in single family and multiple family dwellings. Following is a table that tracks the population increase since incorporation on December 17, 1984.

**Table 3.1**  
**Town of Loomis**  
**Growth in Population and Housing**

<i>Year</i>	<i>Population</i>			<i>Housing</i>		
	<i>Total</i>	<i>Household</i>	<i>Group</i>	<i>Total</i>	<i>Single Family</i>	<i>Multi Family*</i>
1990	5,650	5,595	55	2,021	1,798	223
1991	5,725	5,670	55	2,036	1,813	223
1992	5,800	5,670	55	2,085	1,860	225
1993	5,850	5,795	55	2,110	1,885	225
1994	5,950	5,895	55	2,141	1,915	226
1995	5,950	5,895	55	2,170	1,943	227
1996	6,025	5,970	55	2,176	1,948	228

*Source: SACOG, Regional Data Center; Population Module, 6-29-96.*

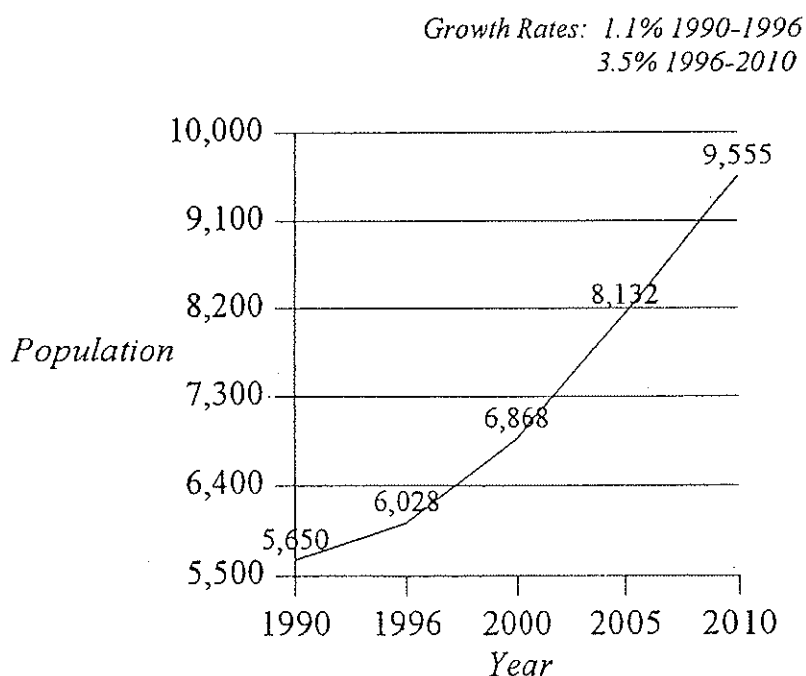
- \* Multi consists of duplexes through 4-plexes consistently at 95, over five units per structure consistent at 15 and mobile homes which grew by number from 113 to 118 during that period.

The table above is an indicator of the growth rate that the Town has experienced in recent years. The growth has been in single family dwellings with virtually no change in multiple family dwellings or mobile homes.

From this information, persons per household, or PPH, can be derived. The 1990 PPH was 2.94 according to SACOG baseline projections. In 1995, that figure fell to 2.9 PPH. In the future, the projection is to fall to 2.82 in 2000, 2.74 in 2005 and 2.69 in 2010. The trend to smaller households is consistent throughout the region and Placer County. In fact, for Placer County the 1990 figure is 2.64 PPH falling to 2.41 PPH by 2010.

The following growth chart indicates the growth graphically at a rate of 1.1% over the 1990 to 1996 period. From 1996 to the year 2010, Loomis is projected to grow at a rate reflecting the surrounding area. That rate is 3.5% annually and projected to bring the Town population to 9,555 by 2010. This growth projection is a simple straight line projection and is not intended to be precisely project market trends, regional economic changes or city policy towards growth.

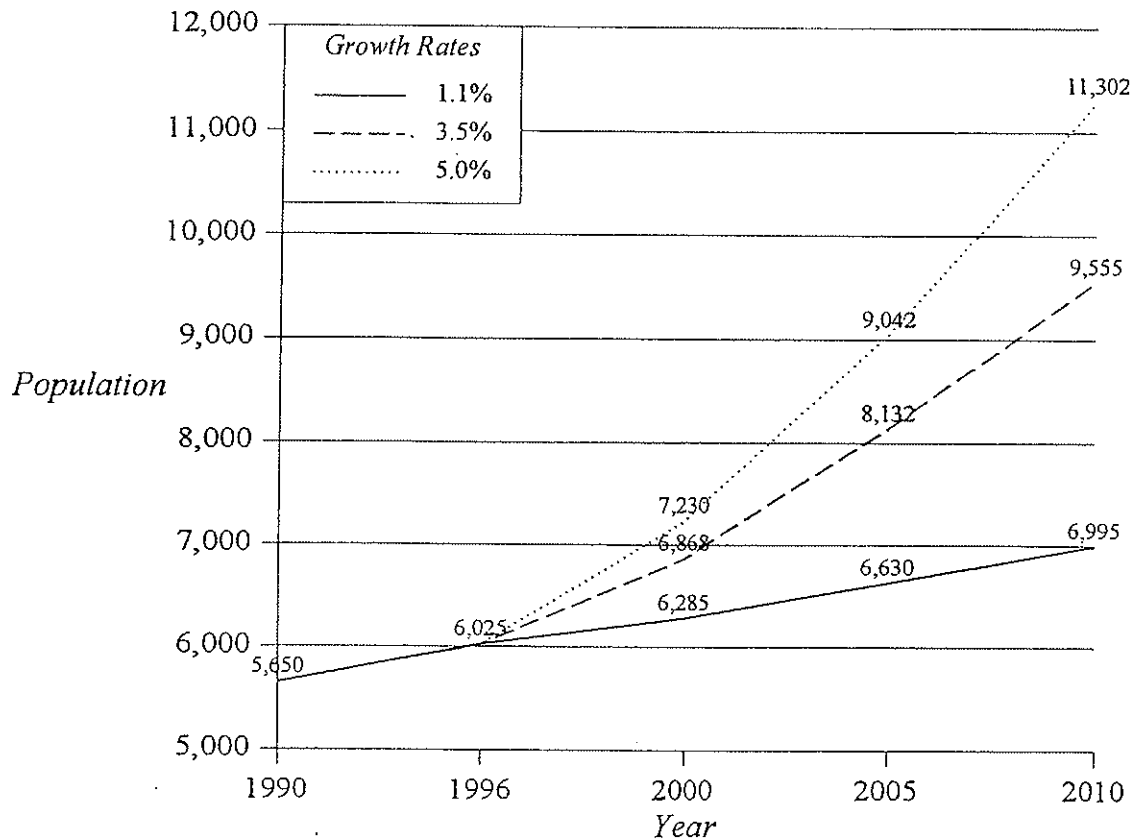
**Table 3.2**  
**Town of Loomis**  
**Population Growth**



*Source: Sacramento Area Council of Governments, 1996.*

The following chart graphically illustrates growth history and projections for the Town of Loomis at rates of 1.1%, 3.5% and 5.0% from 1990 through 2010.

**Table 3.3**  
**Loomis Growth History and Projections**



Source: U.S. Census.

### 1) Age

The median age of the Town of Loomis in 1990 was 33 years. This is less than Placer County's median age of 35.1 years. The age distribution of all residents, particularly children, is important to parks and recreation program development. Of the 5,650 persons in the Town in 1990, 1,649 were classified as children or age 17 or less. This correlates to a percentage of 28.9%.

Elderly persons within the Town of Loomis consists of 416 individuals of 7.3% of the total. Elderly persons consist of those individuals at or over the age of 65. The elderly population has a higher percentage for the entire County than with the Town of Loomis. The County has 4.6% more persons in the 65 and older category as of 1990.



**Table 3.4**  
**Age Distribution For Loomis**

<i>Age Group</i>	<i>Loomis</i>		<i>Placer County</i>	
	<i>Population</i>	<i>Percent</i>	<i>Population</i>	<i>Percent</i>
0 to 17	1,649	28.9%	44,226	26.1%
18 to 64	3,585	63.8%	106,945	61.8%
65 and Older	416	7.3%	20,625	11.9%
<i>Total</i>	5,650	100%	171,796	100%

*Source: U.S. Census, 1990.*

## 2) Ethnicity

Ethnicity is the ethnic makeup of the population by racial backgrounds. The population ethnicity is as follows by percentage with a comparison to Placer County. The ethnic makeup of Loomis is predominately white or Caucasian, with a large number of Hispanic and Asian residents.

**Table 3.5**  
**Ethnic Composition of Loomis and Placer County**

<i>Ethnic Background</i>	<i>Loomis</i>	<i>Placer County</i>
White	87.6%	88.3%
Asian	3.4%	2.1%
Black	0.4%	0.6%
American Indian	1.2%	0.9%
Hispanic	7.3%	8.0%
Other	0.1%	0.1%
<i>Total</i>	100%	100%

*Source: U.S. Census, 1990.*

The ethnic makeup of the Town of Loomis is very similar to Placer County. The Asian community is the only group that has a significantly higher population in Loomis with a 1.5% greater population than the County as a whole.

### 3) Gender

Gender differences are one characteristic important to follow in the population. The gender feature compares male versus female numbers in the population as a whole.

**Table 3.6**  
**Population Distribution by Sex, 1990**

<i>Jurisdiction</i>	<i>Male</i>		<i>Female</i>	
	<i>Population</i>	<i>Percent</i>	<i>Population</i>	<i>Percent</i>
Loomis	2,856	50.1%	2,849	49.9%
Placer County	85,578	49.5%	87,218	50.5%

*Source: U.S. Census, 1990, 4-1-90 population.*

The Town of Loomis reverses the trend of most communities to have slightly more males than females. The trend is the same as the areas surrounding the Town of Loomis, but different than Placer County as a whole.

### B) Planning Areas

For park and recreation planning purposes, the Town of Loomis has been divided into two planning areas. (See Planning Areas Map.) These planning areas are based primarily on differing land use patterns and the significant barrier created by Interstate 80. One planning area lies south of I-80. This area comprises approximately 2,200 acres of area and is predominately rural residential in land use and is sparsely populated. This area features large acreage's and with the exception of a few County roads, there are few other public improvements.

The second planning area lies to the north of I-80. The village area of Loomis is situated in the North Planning Area. The area around the village is typically what is found in a small rural town with commercial areas and businesses located along a few major roads and then a transition to small residential parcels in older neighborhoods and other uses including industrial uses along Taylor Road and the railroad line.

### **1) North Planning Area**

In general, the North Planning Area has the largest population of the two areas. The North Planning Area has the largest population due to higher density land uses. The estimated population in the North Planning Area is estimated to be 4,215, growing to 5,689 by year 2005 (assumes a 3.5% growth rate).

### **2) South Planning Area**

The South Planning Area is predominately large acreage, rural residential parcels. The resulting population is therefore low. The estimated population in the South Planning Area is estimated to be 1,810, growing to 2,443 by year 2005 (assumes a 3.5% growth rate).

## **Section IV**

### **Park and Recreation Resources**

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The Town of Loomis encompasses several resources providing open space, natural scenery, bike trails and park and recreation opportunities. The Town currently administers one park site, and has contributed funds to the Loomis Unified School District to develop community recreation facilities at three of the area's schools.

The following is a listing of the park sites, types of facilities, acreage, and developmental status. (See Table 4.1, School Site Inventory.)

#### **A) Existing Park and Recreation Facilities**

##### **1) Sunrise-Loomis Neighborhood Park**

The Sunrise-Loomis Neighborhood Park is located in the North Planning Area on Arcadia Avenue, located between Humphrey and Swetzer Roads. This park is approximately four acres in size and has limited development. The park features mostly turf open space areas with two softball backstops and a small playground with adjacent picnic area.

##### **2) Loomis Elementary School**

Loomis Elementary School is located in the North Planning Area at the southeast intersection of Taylor and King Roads. The total area of the school grounds is about seven acres. The total area utilized for recreational facilities is about 3.5 acres. The Town of Loomis has contributed funds to the School District for the development of the community recreation facilities at the school. Recreation facilities include two softball/little league fields, two volleyball courts, three basketball courts, a running track with turf infield, playground and tot lot. All of the recreation facilities are maintained by the Loomis Elementary School District.

##### **3) Franklin Elementary School**

The Town of Loomis has also contributed funds towards the development of recreation facilities at the Franklin Elementary School, located in the South Planning Area on Laird Road. This school is not within the Town limits, but is located adjacent to the Town's boundaries on the east. The facilities developed on this school site will be inventoried and assumed to be part of the Town's recreation facilities since the Town has contributed funding to this site for development.

The total area of the school grounds is approximately 11.5 acres with the recreation facilities located on about 4.2 acres of this total. Park and recreation facilities at this school include a children's play ground, a separate tot lot, two softball fields, a running track with a turf infield used for soccer and other field sports, two volleyball courts, 2.5 basketball courts and an open turf field for multi-play activities.

#### **4) H. Clark Powers School**

This elementary school, located on Humphrey Road, is currently in the developmental stage. The school facilities are proposed to be constructed by 1998. The Town of Loomis has contributed funds towards the development of park and recreation facilities at this school. The facilities proposed to be constructed include two ball fields and two "overlay" soccer fields. The total acreage of the school site is 15 acres; the area of the recreation fields is approximately 6.5 acres. (The Loomis School District expects completion of the fields by the Spring of '98.)

### **B) School Resources**

The Town of Loomis is located within the Loomis Union School District. This School District includes the entire Town area as well as substantial areas outside of the current incorporated boundaries. The Loomis Union School District boundaries extend to the southeast of the Town boundaries to the Placer County line. Two elementary schools (as identified in the preceding section) currently have developed recreation facilities used by the Town residents; these facilities have been funded by a partnership between the Town and the School District. A third elementary school site is currently scheduled for development (H. Clarke Powers School). These local elementary school grounds provide some of the only developed recreation spaces and facilities for the residents of Loomis.

Del Oro High School, located to the east of the Town center in the North Planning Area, provides a significant recreation resource to the Town. The high school has the most significant concentration of recreational facilities in the area and also serves as a regional recreation source with its swimming pool and large gymnasium.

Sierra Community College, located to the southwest of the Town of Loomis at Rocklin Road and Sierra College Boulevard, also provides for significant recreation facilities which may be accessed by the residents of the Town. The College does not promote recreational use of their facilities by the general public, however, the facilities, and especially the fields and trails at the College are often used by the residents in and around the area.

**Table 4.1**  
**School Site Inventory**

<i>Facility Type</i>	<i>Del Oro High School</i>	<i>Loomis Elementary</i>	<i>Franklin Elementary</i>	<i>H. Clarke Powers Elementary</i>
Football Field	1	-	-	-
Soccer Field	2	-	1	2
Running Track	1	1	1	-
Ball Fields	3	2	2	2
Basketball	4	3	2.5	-
Hard Courts	-	2	2	-
Volleyball	4	2	2	-
Tennis Courts	5	-	-	-
Swimming Pool	-	-	-	-
Playground	-	1	1	-
Tot Lot	-	1	1	-
Gymnasium	1	1	1	-
Multi-Purpose Fields	1	1	1	-
<i>Approximate Acreage Available for Recreation Use</i>	25	3.5	4.2	6.5

### **C) Recreation Programs**

At the present time, the Town of Loomis does not officially sponsor or offer recreation programs to the general public. Recreation activities and programs are provided to the residents of Loomis by a variety of community organizations and clubs, such as Little League, Youth Soccer, the Loomis Dolphins Swim Team, Basketball and other volunteer-run organizations. The large majority of these organizations utilize the facilities at Del Oro High School and the three elementary schools in Loomis for the facility space needs to support these activities.

In Loomis, there are several different community meeting facilities and other "quasi-public" buildings are used to house some of the different recreation and leisure-interest programs enjoyed by the residents of Loomis. Most often mentioned among these facilities are the Loomis Volunteer Fire Department

buildings, the Veteran's Memorial building and the Loomis Grange Hall. These buildings are often used for a variety of community programs and activities.

Outside of the Town of Loomis boundaries, the City of Roseville has a well developed park and recreation program with a multitude of recreation program offerings and activities. Other adjacent communities such as the City of Rocklin and even programs offered by the City of Folsom are attended by Loomis residents.

The two most popular recreation programs for youth in and around the Town of Loomis are Little League and Youth Soccer. Contacts with the league representatives for each of these programs indicated that they do not maintain records for enrollment in and outside of the Town's boundaries. For Little League, the league registrar indicated that there were about 183 players in the South Placer League area (including the Town of Loomis, Penryn and Ophir) and about 700 in the Lakeside League area (includes Granite Bay areas). The teams within both of these areas compete against one another and also utilize the fields and facilities in and around the Town of Loomis for their games.

Participation in soccer continues to gain in popularity. For the 1996 season, the total attendance in youth soccer exceeded about 735 players with over 35 teams fielded. The areas where youth soccer players are registered include the Town of Loomis, Penryn, Ophir, Granite Bay and other areas in Southwest Placer County.

Other popular sports in the Town of Loomis include swimming at Del Oro High School (Loomis Dolphins Swim Team), basketball for youth and adults, gymnastics and other activities. Most of these activities take place in or at school facilities or at other quasi-public facilities such as the Veteran's Memorial Hall. (Refer to the Park and Recreation Inventory, Appendix A.)

The sports leagues and organizations contacted during the Master Plan update process indicated that the fields and facilities currently available at the few Town and County parks, and also at the schools, are generally sufficient. At times, there are scheduling problems and during some seasons of the year, the concurrent use of soccer fields which overlay softball fields is not possible. However, all leagues and teams experience difficulty in scheduling practice times and games at "optimum" times due to the demands placed on the few existing facilities.

## **D) Additional Regional or Area-wide Recreation Resources**

In addition to parks and school facilities within the Town of Loomis, recreational opportunities are provided by the following sources:

### **1) Bikeways**

As part of the County Bikeway System, the Town of Loomis has bikeways designated within its borders. (See the Existing Features Map.) There is currently only one developed bicycle path within Loomis along King Road however, the County's Trails Master Plan designates a bicycle path(s) in Loomis along King Road;

however, the County's Trails Master Plan designates a bicycle path(s) in the following locations: 1) Auburn-Folsom Road; 2) Taylor Road; 3) King Road; 4) Sierra College Boulevard; 6) Cavitt-Stallman Road.

## **2) Natural Streams**

The boundaries of the Town of Loomis include two major stream courses which have the potential for the future implementation of trails and pathways along their alignments. These stream "corridors" become important because they often provide relatively uninterrupted alignments between area and regional recreation facilities located within and outside of the Town boundaries.

Antelope Creek is located to the north of Highway 80 in the Loomis North Planning Area. In the far north area of the Town of Loomis, Antelope Creek parallels Swetzer Road for some distance and then runs to the southwest to where it passes under King Road immediately east of its intersection with Sierra College Boulevard. The Antelope Creek alignment is important in that it potentially connects the northeast areas of the Town of Loomis, Penryn and possibly even to Roseville. Antelope Creek is also a tributary of Dry Creek and provides additional opportunities for a multi-purpose open space corridor along Dry Creek and its upstream tributaries which provide for flood protection, open space and habitat management and for recreation trails and pathways.

Secret Ravine Creek is the other major creek corridor located in the Town of Loomis. Located south of Highway 80 and roughly paralleling it, Secret Ravine Creek also provides for potential connections to local and regional recreation facilities. Mormon Park and Loomis Basin Regional Park, both located east of the Town limits of Loomis, is located on Secret Ravine Creek. Secret Ravine Creek is also a tributary of Dry Creek and is designated as a possible trail connector in several different County transportation and recreation planning documents. The Placer County Transportation Agency has designated Secret Ravine Creek as a Class 1 bicycle corridor in their regional bicycle transportation plan. This Class 1 designation extends from the Loomis Basin Regional Park west into the City of Roseville. Secret Ravine Creek is also designated as a proposed trail corridor in the Loomis Basin Horsemen's Association Trails Master Plan.

## **3) Regional Recreation Facilities**

Residents of the Town of Loomis have access to several unique regional recreation opportunities, such as Folsom Lake State Recreation Area, the American River Parkway and many private and municipal golf courses.

Located to the southeast of the Town of Loomis, the Folsom Lake State Recreation Area (FLSRA) encompasses more than 30,000 acres of natural areas, 18,000 acres of lake area, lake shoreline, camping, more than 80 miles of trails and other features. The two primary access points to the FLSRA for residents of Loomis are at Beals Point and at the Granite Bay access. Each of these areas include developed beaches, boating access, parking areas, camping and picnic facilities and concessions. Another lake access area located to the east of the Town at the Rattlesnake Bar access. This area features boat launching, camping and trail access points. This area can be accessed from Rattlesnake Bar Road. These areas are heavily used during the summer months and at times are closed due to overcrowding. A regional trail connection is also



located at Beals Point and Granite Bay and provides a connection from these areas to the American River Parkway along the north shore of Lake Natoma to the lower American River Parkway trail system.

Several notable golf courses are located in and around the Town of Loomis. These include the Indian Creek Country Club on Barton Road, Twelve Bridges in north Roseville, Granite Bay, Sunset Whitney, Woodcreek Oaks and others in the surrounding areas.

Other notable regional park and recreation resources include the Loomis Basin Regional Park located immediately east of the Town on King Road, the Griffith Quarry Historic Park on Rock Springs Road and Mormon Park located off of Boulder Creek Road.

#### **4) Hiking and Equestrian Trails**

There are several trail corridors that are designated within the Town of Loomis. (See Existing Features Map.) Placer County has adopted a trails master plan and several community plans in the areas adjacent to the Town which designate trails and pathways along roadways, creeks and other geographic features. In the General Plan for the Town of Loomis, the Open Space Element and Conservation Element designates open space designations along the major creek corridors in Loomis. These corridors become natural opportunities for pathways and trails in many locations.

Trails are designated by the Town and County in the following areas:

##### ***a) Town Area Northwest of I-80***

- English Colony Road from Sierra College Boulevard on west to Town of Penryn on east
- Secret Ravine Creek from the Loomis Basin Regional Park west to Brace Road

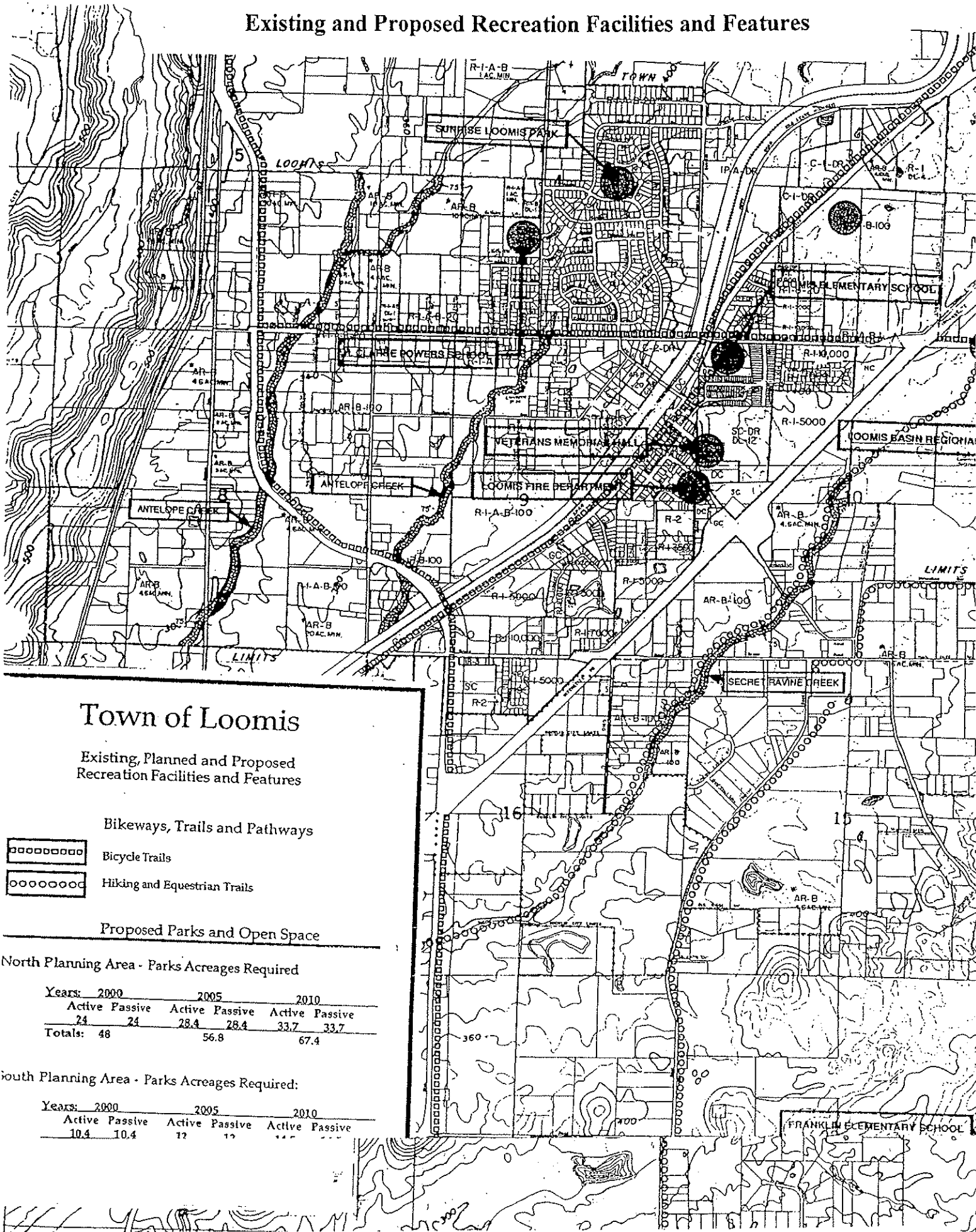
##### ***b) Town Area Southeast of I-80***

- Horseshoe Bar Road from the intersection with Barton Road east to Folsom Lake in the Lakeshore Area
- Barton Road south to the Placer County line
- Wells Avenue to Val Verde Road
- King Road east to the Lakeshore neighborhood and Folsom Lake

In addition to these trails, Placer County and the Loomis Basin Horseman's Association have officially designated equestrian trails in the area. Trails are designated along the following roads:

***South of I-80:*** Brace Road, Barton Road, Laird Road, King Road, and the area along Secret Ravine Creek. In most other areas, the narrow road sections present problems to trail users. However, creek beds, shoulders of roads and the general openness of much of the Service Area offers many places to walk, hike and ride horses.

# Existing and Proposed Recreation Facilities and Features



## Section V

### Park Planning Criteria

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#### A) Acquisition and Development Standards

In order to determine the recreation facility needs of the Town's jurisdictional area, it is necessary to consider a number of factors within and surrounding the Town.

The most comprehensive standards developed for park and recreation facilities are those adopted by the National Recreation and Park Association (NRPA). (See Appendix C, National Recreation Standards.) Briefly, the NRPA recognizes a standard of three acres per 1,000 population for neighborhood parks and two acres per 1,000 for community parks, resulting in an overall standard of five acres per 1,000 population. The NRPA standards were compiled over several years of research utilizing data from many different Cities and Counties nationwide. These standards, therefore, do not necessarily reflect the recreation needs of this particular area. However, they can be regarded as a point of reference from which to gauge standards appropriate for the community.

The principal reference for park planning in the Town of Loomis is the "Open Space and Recreation Element" an element of the 1987 Town of Loomis General Plan. This document provides general goals, policies, principals and standards for the acquisition, planning, and development of parks and recreational facilities in The Town of Loomis. The Town Recreation Element makes the following recommendation for park land dedications:

*The Park Standard should be a total of 10 acres of park land developed for each 1,000 population. Of the 10 acres, six acres are to be developed as community and neighborhood parks and the remaining four acres are to be developed as a regional park.*

Another standard for providing adequate recreation and parks land in the Town is established by Town's Subdivision Ordinance, as authorized in the Government Code by the Quimby Act. This standard determines the amount of park land dedication or in-lieu fees to be paid on new residential development in the Town of Loomis. The objective of this ordinance is to establish a minimum standard of five acres of neighborhood and community park land per 1,000 residents.

## **1) Acquisition Criteria**

Because it is not practical nor feasible to purchase all additional park sites simultaneously, an evaluation of the cost effectiveness of each site should include the following considerations:

- Minimum standard of 10 acres of parks per 1,000 people
- Minimum park size of two to three acres to ensure maintenance economy, cost efficiency, adequate supervision and recreational use
- Physical potential and limitations of the site
- Geographic relationship of the site to school sites, other parks, open spaces, creek/stream areas and circulation routes
- Possibility for expansion
- Population density and characteristics within the park service areas
- Accessibility of the site
- Cost of acquisition and development
- Availability of site for acquisition
- Public safety

These considerations become criteria since they provide a basis for making decisions regarding the selection of specific sites.

## **2) Planning Considerations**

### ***a) Major Barriers***

Accessibility and location of neighborhood and community parks are major criteria which must be incorporated in the selection of park sites. If a typical neighborhood park can be "walked to," it is considered accessible. Neighborhood parks should be accessible to all residents, particularly younger children.

The Town of Loomis is crossed by many "barriers" such as Horseshoe Bar Road, Taylor Road, I-80, Secret Ravine Creek, the railroad tracks and King Road. The Existing Features Map shows the extent of these barriers within the Town.

### ***b) Schools***

Unlike circulation routes, schools act as linkages rather than barriers in the planning and use of park and recreation spaces. As previously discussed, parks should be located adjacent to school sites where possible to maximize functional land use and recreation opportunities. The Town of Loomis has a long history of cooperative development with the Loomis School District. This relationship should definitely continue into the future and even be expanded on if, for example, additional park acreage is purchased by the Town adjacent to an existing school for a neighborhood or community park site.

### ***c) Natural Streams and Open Spaces***

There are two prominent streams within the Town, Secret Ravine Creek and Antelope Creek. These drainage corridors provide an excellent resource for potentially linking park and recreation facilities within the Town and for passive recreation use. Acquisition of stream or open space easements should be considered when the potential exists to acquire a creek-open space area of substantial size and one which also will connect another Town or County recreation facility such as a park, hiking or equestrian trail, school, or another stream. If the acquisition of stream rights-of-way is carried out in a strategic and planned manner, the result can be an enjoyable network of both active and passive open space within the Town and potentially connecting to County and State Park facilities.

## **B) Park and Recreation Needs**

By evaluating the parks, school sites and other recreational facilities within the Town's planning areas, it is possible to determine relative levels of recreation services being provided throughout the community. This process also identifies areas deficient in park and recreation facilities.

To assess recreation acreage needs, it is necessary first to understand the meaning of the term. Recreation acreage is that land available for "usable," active recreation. Active recreation acreage does not include open space, trails or other facilities which have limited use or access.

The following analysis shows that, although some areas of the Town of Loomis may appear to be adequately served, there are other areas that are very deficient in park facilities due to the distances from either the parks themselves or from the particular facility. This section reviews the two planning areas: their present and future populations; level of park and recreational services; available school acreage; and suggests priorities for further acquisition and/or development.

### **1) Park Acreage Needs**

In meeting the recreation needs of the Town of Loomis, it is necessary to assess such needs quantitatively. By using County and the proposed Town standards of five acres per 1,000 population, Tables 5.1 and 5.2 were developed. These tables illustrate present and future recreation needs of the Town of Loomis. For purposes of park and recreation planning analysis, park and recreation acreage needs have been assessed for the North and South Planning Areas and the community as a whole. (See Planning Areas Map.)

**Table 5.1**  
**Neighborhood and Community Park Acres Needed by Planning Area**

<i>Year</i>	<i>Total Active Park Acres @ 5 Acres/1,000 Population</i>	<i>Neighborhood Park Acres @ 3 Acres/1,000 Population</i>		<i>Community Park Acres @ 2 Acres/1,000 Population</i>	
		<i>North</i>	<i>South</i>	<i>North</i>	<i>South</i>
1996	30	12.6	5.4	8.4	3.6
2000	34.4	14.4	6.2	9.6	4.2
2005	40.5	17	7.3	11.4	4.8
2010	48.2	20.2	8.7	13.5	5.8

**Table 5.2**  
**Total Required Park and Recreation Facilities by Planning Area**

<i>Facility Type</i>	<i>1996</i>		<i>2000</i>		<i>2005</i>		<i>2010</i>	
	<i>Planning Areas</i>		<i>Planning Areas</i>		<i>Planning Areas</i>		<i>Planning Areas</i>	
	<i>North</i>	<i>South</i>	<i>North</i>	<i>South</i>	<i>North</i>	<i>South</i>	<i>North</i>	<i>South</i>
Tot Lots 1 per 1,000 Pop.	4.20	1.80	4.80	2.00	5.60	2.40	6.70	2.90
Playground 1 per 3,000 Pop.	1.40	0.60	1.60	0.70	1.90	0.80	2.20	0.90
Tennis Court 1 per 6,000 Pop.	0.70	0.30	0.80	0.30	0.90	0.40	1.50	0.50
Basketball Court 1 per 6,000 Pop.	0.70	0.30	0.80	0.30	0.90	0.40	1.50	0.50
Hardball Field 1 per 3,000 Pop.	1.40	0.60	1.60	0.70	1.90	0.80	2.20	0.90
Hiking, Horse Trails 1 mi. per 1,000 Pop.	4.20	1.80	4.80	2.00	5.60	2.40	6.70	2.80
Youth Soccer Field 1 per 2,000 Pop.	2.10	0.90	2.40	1.00	2.80	1.20	3.40	1.40
Adult Soccer Field 1 per 2,000 Pop.	2.10	0.90	2.40	1.00	2.80	1.20	3.40	1.40
Golf Course 1 per 50,000 Pop.	0.08	0.04	0.09	0.04	0.11	0.04	0.13	0.05

By using a standard of five acres of active park lands per 1,000 persons, current population data and other appropriate information such as the school acreages available for recreation, Tables 5.1 and 5.2 have been constructed comparing recreation acreage needs with existing recreation acreage.

The analysis of park and recreation facilities in this Town includes acreages and facilities found in the local schools. It is generally recognized, however, that school sites have significant restrictions and limitations regarding public use. Therefore, although schools are a recreation resource that should be incorporated and considered a part of the community, it would be unwise to equate school/ recreation acreage with that of public park. Consequently, the total acreage needs of the Town and of the planning areas will discount the specific acres and facilities available at the school sites in calculating acres of park lands required. The City of Rocklin has recently completed a study of the relative availability of community recreation facilities on school grounds. In this study, the City found that for year around schools, there are significant restrictions to the public's open use and enjoyment of these facilities. The estimated amount of time in which the public could use these facilities was conservatively estimated at 30% of the time. For "normal" schedule, seasonal schools, the average availability of community recreation facilities was estimated at 45%. These are the percentages of use which will be used to consider school recreational facilities in calculating the overall quantities of park lands and facilities needed in the Town of Loomis.

***The North Planning Area:*** Figures for the North Planning Area indicate a relatively large population gain with a current active park recreation acreage need of **21 acres** (12.6 acres of neighborhood parks and 8.4 acres of community parks). Projected population growth for the year 2005 is 4,640 persons with a projected recreation acreage need of **28 acres**. There is currently several developed school sites in the north area. However, even with these sites, this area is deficient in both acreage and in facilities. In general, at this time, an additional 1 acre over and above the acreages provided at the three school sites and at Sunrise-Loomis Park is needed, and a total of 1.8 acres of additional park land is needed to serve the area's population by the year 2005.

***The South Planning Area:*** Presently in the South Planning Area there are no developed parks. Franklin Elementary partially serves the need for this area however, this area is deficient in both acreages and in facilities when compared against the recommended standards. At the present time, this area has an estimated population of 1,810 persons, with a park acreage need of **nine acres**. Approximately 10 acres of neighborhood and community park land are needed by 2005.

Currently, as a community, the Town of Loomis is deficient in developed recreation acreage by 7.9 acres and deficient in passive park/open space acreage by 30 acres. If no new parks are developed, projected acreage needs for the year 2005 indicates an increased deficiency of 58.9 acres total.

Analysis of recreation needs based upon overall acreage requirements is only a part of determining the ultimate park needs and requirements of the Service Area. Additional factors must be considered such as population densities, neighborhood service areas, accessibility of available sites, population characteristics, and the recreation needs survey results. The following section continues this analysis.



In addition to determining overall recreation needs in terms of acreage, it is also valuable to determine acreage needs on the basis of specific facility size or type. Table 5.1 indicates the need for neighborhood and community parks within each Planning Area and the community as a whole. Park acreage need was determined based on Placer County and NRPA standards of five total acres of active park lands per 1,000 population—three acres per 1,000 population for neighborhood parks and two acres per 1,000 population for community parks. (See Table 5.1, Neighborhood and Community Park Acres Needed by Planning Area.)

#### *a) Neighborhood Park Needs*

The projected population figures for the North Planning Area indicate a current neighborhood park need of 12.6 acres and a future year 2010 need of 20.2 acres. (See Table 5.1.)

The projected population figures for the South Planning Area indicate a current neighborhood park need of 5.4 acres and a future year 2010 need of 8.7 acres. (See Table 5.1.)

#### *b) Community Park Needs*

Presently, the only community park accessible to Loomis residents is located outside of the Town's boundaries. Using the strict application of parks needed as recommended by the County and proposed Town standards, the Town presently needs community park acreages in the amount of 8.4 acres. Community park needs increase substantially in the next decade. Population figures indicate a 13.5 acre need for community park acreages by the year 2010. (See Table 5.1.)

### **2) Facility Needs**

Facility needs were determined using the NRPA (National Park and Recreation Association) and Placer County standards. These standards should always be used as *guidelines*, taking into account each community's unique characteristics, needs, interests, and traditions. In addition, it is important to note that they represent minimums, *not* maximums. Using these standards as a guideline for the next 10 years, park and recreation facility needs for the Town of Loomis are shown in Tables 5.1 and 5.2, and further described and explained below.

It appears that the Town most needs active park lands with playgrounds, athletic fields and court facilities. Currently, the Town has only the use of the pool at Del Oro High School and limited accessibility to other meeting places and private halls for recreation activities and other programs.

In addition to a handful of facilities present at the Town's only park (Sunrise-Loomis), many more facilities exist at area schools. However, school facilities cannot entirely fill the need for the parks since public access is restricted (especially during school hours, and occasionally during non-school hours). It is clear that more facilities are needed as well as additional park acreages for both active and passive park lands. Considering these factors, Tables 5.1 and 5.2 display both the needed park acreages and the recreation facilities needed based on the recommended standards. (Refer also to Appendix B.)

## Section VI

### Financial Plan

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#### A) Recommendations

Following is a summary of recommendations found in this financing plan.

##### 1) Plan Adoption

- The Town Council should schedule a public hearing to adopt the Plan and financing program.

##### 2) Plan Implementation

- The Facilities and Equipment Plan should be annually reviewed and revised to meet current conditions; changes in land use; actual growth rates; and cost increases.
- The Town Council should carefully review and approve the recommended financing element of this Plan.
- Annually, with presentation of the budget recommendations, the Town Manager should report on the prior year results of Plan implementation.

##### 3) Financing the Plan

- The Facilities and Equipment Plan should be financed by receipts from impact fees charged to new construction and such other revenues that may be available for capital improvements from various resources (grants, dedications, appropriations).
- The proposed impact fees are based on costs per person for estimated new population and state averages of occupancy per dwelling unit.

Single Family Dwelling Unit:           \$1,691.70

Multi-Family Dwelling, Per Unit:   \$1,511.25

However, it is recommended that the adopted fee schedule be consistent with Placer County and be discounted from the above amounts. The recommended park and recreation impact fee is \$1,228 per single family dwelling and \$1,094 per multi-family dwelling unit with annual inflation adjustments.

## **B) Report Contents and Process**

### **1) Purpose of Study**

The Town of Loomis comprehensive plan for future recreation needs is set forth in this document. It offers a guide for the installation of future recreation facilities that will result in future residents receiving the same level of recreation service and access to recreation facilities presently available to Town residents.

Staff, equipment and facilities currently available to the Town can be strained by future population growth which is going to happen. The goals are to define what is needed for continued quality service and how those costs can be financed without a burden to present residents.

This report answers these questions:

- What future population can be reasonably expected to be served?
- What facilities and equipment will the future population need to maintain the same service level enjoyed by today's population?
- How can the needed facilities and equipment be paid for with equity between new and existing residents?

### **2) Methodology**

The process used in compiling this report was to:

1. Review the inventory of current facilities and equipment prepared with the Master Plan. This became the base, or "level of service," against which future needs are measured.
2. Estimate cost to replace these facilities and equipment based upon either auditor's estimate of value, county assessor appraisal data and/or insurance records and calculate a per person value.
3. Estimate projected growth for the Town using data furnished with the Master Plan.
4. Estimate future costs of facilities and equipment needed to meet future population requirements and develop a guide for implementation.

Current research in the recreation field shows that: 1) Persons employed by non-residential property utilize recreation services, but the primary measure of recreation demand results from permanent residents; 2) Statewide and national standards of recreation show that the basic unit of demand for service is the single family household; 3) Multiple-family housing receives recreation service proportionately less than a single family unit because of a lower average number of persons per household.

This report is based on:

- Established current levels of service;
- Needed equipment and facilities to maintain that level of service;
- Projection of future expected population;
- Cost estimates for new facilities;
- Alternative financing plans; and
- Preferred method of financing.

### **3) Timing**

A number of sequential steps are involved in adopting this Plan and consideration of an implementation strategy.

1. A public hearing should be held prior to action on the report. This hearing requires special notice procedures and public access to the report.
2. Following approval of the report, the Town staff should update it every five years and report on its implementation every year.
3. The Town Council should direct the manager to establish a trust fund accounting system for the impact fees.

### **4) Assumptions**

A number of assumptions were used in preparing this report:

1. Population will grow pursuant to the adopted General Plan.
2. Future recreation needs will be provided from new development impact fees.
3. Annual updates to this report will be made to reflect changes in rate of build-out, annexations, inflationary changes to cost estimates and other unanticipated issues.
4. There will be no changes in recreation technology to make the present system obsolete.

5. Cost estimates are reliable and, if costs increase or decrease from current estimates, changes will be incorporated with annual adjustments.
6. Current levels of service provided will not change.
7. Housing units are the measure of service demand with a proportionate reduction in number of occupants for multi-family units.
8. Non-residential property does *not* create demand for recreation services.
9. New development creates a demand for recreation services and should pay a reasonable cost for the capability to offer those services.
10. Present taxpayers have already paid for recreation and park services. To expand services to new residents, new funds are required if service levels are to be maintained.

### C) Current Conditions

Loomis citizens have contributed already to capital facilities and equipment for recreation services. These contributions are shown on the following summary:

**Table 6.1**

**Summary of Estimated Replacement Cost for  
Facilities in Place to Serve Current Population**

<i>Facility / Land</i>	<i>Current Units</i>	<i>Cost per Unit</i>	<i>Estimated Current Cost</i>
Basketball Courts	2.70	\$ 22,000	\$ 59,400
Tennis Courts with Fencing	2.20	30,000	66,000
Baseball/Softball	3.15	700,000	2,205,000
Soccer Fields	2.70	80,000-87,000	228,600
Tot Lots	0.90	30,000	27,000
Playgrounds	0.90	50,000	45,000
<b><i>Sub-Total Facilities</i></b>	-	-	<b>\$2,631,000</b>
Active (Improved) Park Lands	10.95A	\$ 70,000/A	\$ 766,500
Passive (Unimproved) Parks Lands	-	-	-
<b><i>Sub-Total Land</i></b>	10.95A	-	<b>\$ 766,500</b>
<b><i>GRAND TOTAL</i></b>			<b>\$3,397,500</b>

Population Served: 6,025

Per Capita Contribution: \$563.90

## D) Facilities and Equipment Needs

Table 6.2 lists facilities and equipment required for Loomis to meet service standards according to the revised Master Plan, future growth and cost similar to that borne by current residents.

**Table 6.2**

### Summary of Costs for Facilities and Equipment - Future Years

<i>Facility / Land</i>	<i>Needed Units</i>	<i>Cost per Unit</i>	<i>Amount Required</i>
Tot Lots	9.50	\$ 30,000	\$ 285,000
Playgrounds	2.85	50,000	142,500
Hardball Fields	2.40	700,000	1,680,000
Softball Fields	0.15	700,000	105,000
Youth Soccer Fields	4.10	80,000	328,000
Adult Soccer Fields	3.65	87,000	317,500
<b><i>Sub-Total Facilities</i></b>	-	-	<b>\$2,858,000</b>
Active (Improved) Park Lands	37.00A	\$ 70,000/A	\$2,590,000
Passive (Unimproved) Parks Lands	40.00A	10,000/A	400,000
<b><i>Sub-Total Land</i></b>	77.00A	-	<b>\$2,990,000</b>
<b><i>GRAND TOTAL</i></b>			<b>\$5,848,000</b>

## **E) Financing**

### **1) Alternative Choices Available**

Before choosing impact fees on new development, it is necessary to look at all available alternatives.

Assuming unlimited financial resources were available, one possibility is for the Town to purchase the entire array of equipment as needed from General Fund appropriations. This is not practical because funds are very limited and because it does not result in persons needing service to pay for it.

It is, therefore, necessary to consider other options. There are at least 10 that are appropriate for discussion. These are:

- Lease-Purchase;
- Borrowed Funds using Certificates of Participation;
- County Service Area charges;
- Property Tax Financing;
- General Obligation Bond Issue;
- Joint Powers Agreement;
- Lighting and Landscape District;
- Non-profit Foundation;
- A combination of the above; and
- Impact Fees on New Construction.

Each option is discussed on the following pages.



#### ***a) Lease-Purchase***

This is a means of acquiring equipment and facilities through installment payments. The Town each year would establish its equipment needs list, prepare specifications for bidders and advertise to appropriate vendors. Upon receipt of bids and verification that the low bid meets specifications, award of bid could be made contingent upon award of a leasing contract with a financial institution. Banks typically provide such leasing agreements but recently there has emerged a group of leasing companies specializing in the leasing of municipal requirements. These companies can also compete under bidding procedures to determine the lowest interest cost to be charged for the period of the lease. The Town then awards the contract to the low bidder who proceeds to purchase the equipment that was bid by the Town. The leasing company pays off the vendor and leases the equipment to the Town until the last payment is received at which time ownership title passes to the Town. Where public agencies lease operating equipment, such as vehicles, a lease period of three years is typical. Other capital outlay equipment may have a longer life and can, therefore, support a longer leasing period although it will require more interest payments to stretch out amortization. However, in order to lease purchase, there must be a positive revenue source pre-committed to pay for annual installments. ***There is no such revenue source available and this alternative cannot be recommended.***

#### ***b) Certificates of Participation***

Certificates of Participation (COP's) are similar to bonded debt except that issuance is not subject to voter approval. The issues are tax exempt and attract a more favorable lending rate than a taxable form of borrowing. Essentially, the trustee for the Town issues certificates which, like bonds, have redemption rights periodically for both interest and principal payments. The length of term for the borrowing varies depending on the purpose of borrowing. It is assumed a seven year amortization period would be appropriate for this plan and would receive a favorable endorsement by a lending institution.

This financing technique offers long term financing through a lease, installment sale agreement or loan agreement. It has been found by the courts to be outside the constitutional debt limitation imposed on local government. It permits the public to purchase certificates (often issued in \$5,000 denominations) as a means of acquiring tax exempt investments.

COP's have been and are being used for acquisition of motorized equipment, communications systems, telephone systems, computer facilities and other major equipment needs that have a useful life greater than three years. Major construction projects, such as public garages, convention centers, recreational facilities and the like, have also been financed through this method.

COP's can be issued by the Town independently or with assistance of an underwriter or by the League of California Cities.

***However, COP's are not recommended because a positive revenue stream must be dedicated to redeem annual installments which is not available now or for the foreseeable future.***

*c) County Service Area*

With Council consent, a County Service Area (CSA) could be formed for the Town.

Under state law, the County Board of Supervisors may create a CSA within an area deemed to benefit from a specific service.

When organized, the governing board annually determines the amount of cost needed to finance the service for which the service area was established. In the case of the Facilities Plan, the purpose is to acquire the facilities and equipment and the cost can be assigned on a per parcel basis. The Board must conduct a public hearing notifying the public of the prospective assessment on their property. A protest from 50% plus one of the total number of parcels intended to be assessed can terminate the annual assessment. If not protested at the hearing, an election is required to approve parcel fees required for the CSA.

Presently, Placer County has several service areas; some were established for individual subdivision improvements. The annual cost of such maintenance is estimated by staff, apportioned to each parcel that benefits and a fee assigned. The fees are collected by the County together with property taxes.

Possibly, the Council could negotiate with the County to establish a service area for recreation needs. Annually, Town staff would calculate costs for the ensuing year, notify the County and appear at the required hearing to answer questions. The County collects the service area fees, including cost of administration, and remits to the Town the required annual payments.

Based upon the estimated number of residential parcels of property to be served, it can be estimated what the annual cost of assessment per parcel would be to finance the Facilities and Equipment Plan. This is shown in Table 6.3. This estimate is subject to three cautions: 1) average annual cost of purchase is not actual cost which varies from year to year; 2) numbers of parcels of property are subject to change; 3) voters can repeal the parcel fee at any time.

**Table 6.3**

**Summary of County Service Area Costs**

<i><u>Average Cost of Plan Per Year (10 Years)</u></i>	<i><u>Total Parcels in Benefit Area</u></i>	<i><u>Estimated Cost Per Parcel Per Year</u></i>
\$584,805	2,317	\$252

One major advantage in use of a service area for recreation needs is for the homeowner. Spreading plan cost per household cost over 10 or 20 years allows payments annually rather than payment when permits are issued. This could allow homeowners to assimilate their burden over a period of time while personal income should increase. A down side risk is that the cost of the annual parcel fee may reduce the net qualifying income for new buyers.

However, a County Service Area results in existing homes, as well as new homes, being included within the boundaries. This is a distinct disadvantage to the assessment process because current residents may have a double burden. Additionally, presence of a third party (County) to complete fiscal arrangements each year is not prudent. Therefore, ***this alternative is not recommended.***

#### ***d) Property Taxes***

Based on current assessed value and estimated future growth, a tax rate of about \$0.30 per \$100 assessed value will be needed to finance this plan. All properties would pay this including non-residential land uses and, therefore, ***it is not recommended.***

The law requires voter approval for a property tax with a 2/3 special majority. Further, any tax increase is permitted only for five years when it must be re-submitted to voters. The expectation is high that voters would not approve a special tax to implement this plan.

#### ***e) General Obligation Bond Issue***

A traditional method for financing public improvements has been general obligation bonds which require voter approval so the general property tax can be increased to pay off the debt. The resultant bonds become a debt of the aggregate value of all property within the Town. Because of this security, interest cost for borrowing is much less than any other public debt. However, offsetting this benefit, ***two major problems prevent this option from being recommended:***

- A 2/3 voter majority is required; and
- Property owners are uniformly charged the extra tax which means that both current and future residents as well as non-residential land uses are contributing to future facilities. This creates a serious equity problem.

#### ***f) Joint Powers Authority***

The Joint Exercise of Powers Act allows two or more agencies to agree to jointly pursue a common purpose. That joint endeavor becomes a separate and distinct public agency: an Authority. The governing board of the Authority consists of one or more members of the governing boards of each agency that agrees to form the Joint Power Authority (JPA).

As an example, the Town could form a JPA with a local school district to design, construct and maintain designated recreation facilities which are of mutual benefit. One advantage is that financial opportunities are available which neither entity acting individually could achieve. One of those opportunities is borrowing capital funds without voter approval and designing a debt redemption program that uses existing revenues and/or special revenues that fit the needs as opposed to a universal revenue that is generic in purpose.

The Town could form a JPA with a school board and assign one member of each governing board to serve as the Authority. The two board members would conduct public meetings as often as needed to conduct Authority business. The Authority can hire its own staff of contract with one of the Authority members to provide the service.

However, as with a lease-purchase program, a dedicated revenue source must be available to redeem borrowed funds. Neither the Town the school districts have such funding service and *this alternative cannot be recommended.*

#### *g) Lighting and Landscape District*

This is an assessment of costs for specifically identified services such as maintenance of parks and landscaped areas. The District could impose both capital costs as well as maintenance costs applicable to each subdivision.

Not only is this arrangement overly complicated, it requires significant administrative time. Further, Proposition 218 completely reformed assessment proceedings and makes this form of financing highly uncertain. *This alternative cannot be recommended.*

#### *h) Non-profit Foundation*

Several recreation agencies have found success with participation from a non-profit foundation created for public purpose. Both state and federal tax laws allow up to 10% credit against taxes for contributions to public purposes. The private foundation contracts with a public service provider (in this case the Town) to build and construct facilities they pay for.

While several success stories have been documented, this funding source is not predictable and could not provide all needs. Additionally, there is no foundation in existence at this time and one cannot be reliably expected in the near term. *This alternative, therefore, cannot be recommended.*

#### *i) Combination of Sources*

It may be possible to consider a combination of several of the choices. So many combinations are available it is impractical to walk through a display of what these costs could be under each alternative. And, very importantly, the financing of new facilities should be as straight forward as possible to avoid citizen uncertainty and reduce questions. Therefore, *no special combinations of sources is recommended.*

## *j) Impact Fees*

Impact fees are charges placed on new construction to pay for the cost of delivering services to the persons residing in newly constructed properties. It has been widely adopted and presently exists with the Town. Costs paid by impact fees are restricted to capital improvements and plan administration and cannot be used for maintenance or operations.

Impact fees are determined by measuring the per capita cost of current facilities and applying that cost to new residences anticipated to be developed in unserved areas.

While non-residential construction may impact services such as police, fire and roads; it is generally accepted that non-residential construction does not impact the delivery of recreation services and, therefore, these properties are excluded from impact fees.

Impact fees must be spent within five years of collection; must be spent for the purposes set forth in the plan; and, until spent, must be in a trust earning interest. Interest must also contribute to plan funding. Annually the Council must report to the public on the amount of fees collected, the interest earned and the expenditures made. At the end of the five year period, fees not spent for the designed purpose must be refunded, except for several exceptions defined by law.

*Impact fees appear to be the only viable option open for consideration and are strongly recommended.*

## **2) Preferred Plan**

The recommended financing method to implement the Facilities and Equipment Plan is to adopt a new development impact fee supplemented with General Fund contributions whenever possible. The financing of maintenance and operation expenses should be from Lighting and Landscape Districts (LLD) established for each new subdivision that is approved. Establishment of such an LLD should be accomplished at the time that subdivision maps are reviewed and approved.

### 3) Explanation of Impact Fee Calculation

Estimated cost of current improvements	\$3,397,500
Estimated current population	6,025
Impact fee per person	\$ 563.90
Impact fee per duplex (estimated @ 2.8 persons/unit)	\$ 1,578.64
Impact fee per apartment unit (estimated @ 2.68 persons/unit)	\$ 1,511.25
Impact fee per single family dwelling (estimated @ 3.0 persons/unit)	\$ 1,691.70

### 4) Deficiencies

Current recreation and park facilities are below national standards. If the Town adopts a goal to implement recreational facilities that meet national standards, the cost at year 2010 would be approximately \$5,900,000. The preferred financing of the master plan, however, only raises sufficient capital to provide future residents of Loomis with a standard of recreation development that is equal to current standards of service. Projecting an expected growth to the year 2010 (see Table 3.2) we have an estimated new population of 3,530. If everyone of these persons were housed in a single family dwelling (not necessarily a valid assumption), the income to the Town would amount to \$1,990,567 using the above fee schedule which is substantially greater than currently being charged within the Town and within the unincorporated area of Placer County. The difference between these values represents the service deficiency and is summarized below:

Needed Improvements to meet standards for all residents	\$5,900,000
Value contributed by new residents to match current levels of improvement	<u>1,990,567</u>
Deficiency Value	<u>\$3,909,433</u>

*Very importantly, this report does not recommend adoption of the above fee schedule. Instead, it is recommended that current impact fees charged by the county be adopted for the Town. This policy decision, if adopted, will further increase the value of recreation deficiencies.*

Correction of deficiencies is a burden for the entire community, current as well as future residents. At this time, no funding source is available to meet this deficiency correction. Therefore, this estimated cost for deficiency correction is provided for information.

## **5) Impact Fee Management**

*Inflationary Adjustments:* The county has adopted an escalator for its recreation impact fee. This escalator is for the change in the Cost Price Index (CPI) as reported by the Department of Labor each year. It is recommended that this same escalator be adopted by the Town of Loomis when it revises the present impact fee schedule.

*Administrative Costs:* After collecting fees in the building department, revenue is deposited, accounted for in a trust account and disbursed from time-to-time as needed. The administrative cost for this is about \$5 for each building permit. It is recommended that the impact fee schedule be reviewed after one year and appropriate adjustments made at that time to reflect actual cost of processing.

*Annual Revision:* The law also requires that the capital plan on which impact fees are based, together with a report on use of impact fee collections, is to be reviewed and revised as needed every five years. Rather than anticipate this future cost now, it is recommended that such cost of amendment be adjusted when the five year update is needed.

*Recognition of Improvements in Lieu of Fee Payment:* The law authorizing impact fees provides that where developments are installed with improvements that otherwise would have been paid for by the impact fees, the value of those improvements must be accounted for by the accepting agency and reimbursed or credited against the fees otherwise due.

*Multiple family residential units:* Presently the Town does not differentiate its recreation impact fee for the type of residential construction. It is recommended that when the fee schedule is revised that this policy be changed and that a fee based on household unit occupancy as reported by the State of California be used to calculate the fraction of a single family house fee that should be charged to duplex units, apartment units and mobile home units.

*Maintenance Costs:* Current costs to maintain and operate an improved park are approximately \$11,000 per acre per year based on costs reported by neighboring jurisdictions. Applying this standard to the proposed future park acreage required by the Town of Loomis indicates that for 77 acres of park lands to be acquired an annual cost of \$847,000 will be required using 1997 dollar values. It is impossible to forecast the annual acreage to be added to the Town's inventory and, therefore, it is not possible to estimate the annual needs to be financed to maintain those acres. It is proposed, however, that the Town allocate a fraction of its annual general fund operating budget to be set aside in a trust account for park maintenance so that as new acres are acquired funds will be reserved for the cost of maintenance. If a regional district is formed as recommended in this plan, it may be possible to work with the new district to organize a zone of benefit that assesses cost of park maintenance on benefitting properties in the Town with a partial contribution to those costs from Town general fund resources.

## **F) Findings to Adopt When Plan Approved**

1. The public health and safety of the citizens of Loomis require that the delivery of services by the Town not be reduced from present levels.
2. Should the level of recreation service now provided be diminished, the result would be increased law enforcement problems, increased difficulty in finding space on outdoor recreation facilities; reduced park use opportunity, reduced ability of property owners to maintain the life style preferred by Loomis residents and the potential reduction of property values.
3. Persons planning to move to Loomis as their future residence do so with the expectation that the levels of recreation service will be unchanged from the present.
4. This plan has measured existing levels of service and demonstrated the amount of facilities and equipment required to maintain the existing levels of service to expected future residents.
5. This plan addresses current and long range needs.
6. This plan demonstrates the contribution to existing facilities and equipment by current residents as well as displaying the cost needed to serve future residents which results in a fair and reasonable allocation of costs.
7. Implementation of this plan will allow the Town to maintain current levels of service to expected new population and to finance the costs for new residents from revenues produced by the new residents in proportion to the value received from the services extended to them.
8. Financing this plan is not expected to diminish home buyer opportunity.
9. The Facilities and Equipment set forth in this plan provides for services to be furnished consistent with the land uses and population projections set forth in the adopted Loomis General Plan.



## Appendices

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- Appendix A    Town of Loomis Inventory of Park and Recreation Facilities
- Appendix B    Loomis Park and Recreation Acreages and Facilities by Five Year Increments
- Appendix C    National Recreation Standards
- Appendix D    Loomis Capital Improvement Plan in Five Year Increments

**Appendix A**  
**Town of Loomis**  
**Inventory of Park and Recreation Facilities**

<i>Facility Name</i>	<i>Facility/Program</i>	<i>Acreages</i>
<b><i>Parks:</i></b>		
Sunrise-Loomis Neighborhood Park	2 softball; 1 Tot Lot	4.0 Acres
<b><i>Schools:</i></b>		
Loomis Elementary School	1 soccer; 1 playground; 2 softball/ baseball; 1 track	3.5 Acres
H. Clarke Powers School (currently being developed)	2 baseball/softball; 1 soccer/turf play area	6.5 Acres
Placer Elementary		
Franklin Elementary School	3 ball diamonds; 1 soccer; 2 basketball, 1 track, 1 tot lot, 2 volleyball	4.2 Acres
Del Oro High School	Gym; 4 basketball; 5 tennis; 1 softball; 2 hardball; 2 soccer; 1 football; track arena; field events for cross-country; pool	25 Acres <sup>1</sup>
<b><i>Community-Use Facilities:</i></b>		
Loomis Volunteer Fire Department Station House	Used for a variety of community activities	
Veteran's Memorial Hall	Used for a variety of activities and events: Friends of the Library activities; American Legion; Shriner's and Mason's meetings	
Loomis Grange Hall #638	Used for a variety of community activities and events	Approx. 2,000 sq. ft.
<b><i>Misc. Loomis Recreation Programs and Activities:</i></b>		
Loomis Dolphins Swim Team, Youth Soccer, Loomis 4H, Plyometrics, Inc., Youth Basketball, Softball, Baseball, Little League		
Girl Scouts, Brownies, Cub Scouts	Activities mostly at Loomis Elementary	

Source: Del Oro Park District Formation Committee.

<sup>1</sup> Approximate size of fields/facilities areas.

# Appendix B - Loomis Park and Recreation Acreages and Facilities by Five Year Increments

YEAR: 1996 POPULATION: 6,025 (SACOG)					
Standard	Unit / Type	Standard Needed	Existing Units	Unmet Demand	Notes
1. PARK ACREAGE:					
Passive Park: 5 ac. per 1,000 population	Acres	30 ac.	0 ac.	30 ac.	
Active Park: 5 ac. per 1,000 population	Acres	30 ac.	4 ac. - S.L.P. (3) = 11.2 - D.O. (4.2) = 1.9 - F.E. (8.3) = 3.7 - H.C.P.	7.9 ac.	Sunrise-Loomis Park is estimated at 4 ac. active.
Total Acres		60 ac.	22.1 ac.	37.9 ac.	
2. FACILITIES:					
Tot Lots: 1 per 1,000 population	Tot Lots	6 total	(1) = .45 - S.L.P. (1) = .45 - F.E.	5.1 total needed	Facilities at schools are accounted at 45% towards the standard.
Playground: 1 per 3,000 population	Playground	2 total	(1) = .45 - L.E. (1) = .45 - F.E.	1.1 total needed	
Tennis Court: 1 per 6,000 population	Courts	1 total	(5) = 2.2 - D.O.	1.2 over required	
Basketball Court: 1 per 6,000 population	Courts	1 total	(4) = 1.8 - D.O. (2.5) = 1.1 - F.E. (3) = 1.35 - L.E.	3.2 over required	
Hardball Field: 1 per 3,000 population	Diamonds	2 total	(2) = .9 - D.O.	1.1 needed	
Softball Field: 1 per 3,000 population	Diamonds	2 total	(1) = .45 - D.O. (2) = .9 - S.L.P. (2) = .9 - L.E.	.9 over required	
Equestrian Trail: 1 mile per 1,000 population	Miles	6 miles	None	6 miles needed	
Youth Soccer Field: 1 per 2,000 population	Fields	3 total	(1) = .45 - L.E. (1) = .45 - F.E.	2.1 needed	
Adult Soccer Field: 1 per 2,000 population	Fields	3 total	(2) = .9 - D.O. (2) = .9 - H.C.P.	1.2 needed	
Golf Course: 1 per 50,000 population	Courses	.12 Courses	None	.12 needed	

Notes: L.E. = Loomis Elementary D.O. = Del Oro H.S. S.L.P. = Sunrise-Loomis Park H.C.P. = H. Clarke Powers School F.E. = Franklin Elementary

# Appendix B - Loomis Park and Recreation Acreages and Facilities by Five Year Increments (Continued)

YEAR: 2000 POPULATION: 6,868					
Standard	Unit / Type	Standard Needed	Existing Units	Unmet Demand	Notes
1. PARK ACREAGE:					
Passive Park: 5 ac. per 1,000 population	Acres	34 ac.	0 ac.	34 ac.	
Active Park: 5 ac. per 1,000 population	Acres	34 ac.	4 ac. - S.L.P. (3) = 1.35 - L.E. (4.2) = 1.9 - F.E. (8.3) = 3.7 - H.C.P. (25) = 11.2 - D.O.	11.9 ac.	Sunrise-Loomis Park is estimated at 4 ac. active.
Total Acres		68 ac.	22.1 ac.	45.9 ac.	
2. FACILITIES:					
Tot Lots: 1 per 1,000 population	Tot Lots	6.8	(1) = .45 - L.E. (1) = .45 - F.E.	5.9 needed	Facilities at schools are accounted at 45% towards the standard.
Playground: 1 per 3,000 population	Playground	2.2	(1) = .45 - L.E. (1) = .45 - F.E.	1.3 needed	
Tennis Court: 1 per 6,000 population	Courts	1.1	(5) = 2.2 - D.O.	1.1 over required	
Basketball: 1 per 6,000 population	Courts	1.1	(4) = 1.8 - D.O. (2.5) = 1.1 - F.E. (3) = 1.35 - L.E.	4.5 over required	
Hardball Field: 1 per 3,000 population	Diamonds	2.2	(2) = .9 - D.O.	1.3 needed	
Softball Field: 1 per 3,000 population	Diamonds	2.2	(1) = .45 - D.O. (2) = .9 - H.C.P. (2) = .9 - L.E. (2) = .9 - S.L.P.	.9 over	
Equestrian Trail: 1 mile per 1,000 population	Miles	6.8 miles	None	6.8 miles	
Youth Soccer: 1 per 2,000 population	Fields	3.4	(1) = .45 - L.E. (1) = .45 - F.E.	2.5 needed	
Adult Soccer: 1 per 2,000 population	Fields	3.4	(2) = .9 - D.O. (2) = .9 - H.C.P.	1.6 needed	
Golf Course: 1 per 50,000 population	Courses	0.13	None	.13 needed	

Notes: L.E. = Loomis Elementary D.O. = Del Oro H.S. S.L.P. = Sunrise-Loomis Park H.C.P. = H. Clarke Powers School F.E. = Franklin Elementary

# Appendix B - Loomis Park and Recreation Acreages and Facilities by Five Year Increments (Continued)

YEAR: 2005 POPULATION: 8,132					
Standard	Unit / Type	Standard Needed	Existing Units	Unmet Demand	Notes
<b>1. PARK ACREAGE:</b>					
Passive Park: 5 ac. per 1,000 population	Acres	40.5 ac.	0 ac.	40.5 ac.	
Active Park: 5 ac. per 1,000 population	Acres	40.5 ac.	4 ac. - S.L.P. (3) = 1.35 - L.E. (4.2) = 1.9 - F.E. (8.3) = 3.7 - H.C.P. (25) = 1.2 - D.O.	18.4 ac.	Sunrise-Loomis Park is estimated at 4 ac. active.
Total Acres:		81 ac.	22.1 ac.	58.9 ac.	
<b>2. FACILITIES:</b>					
Tot Lots: 1 per 1,000 population	Tot Lots	8 total	(1) = .45 - L.E. (1) = .45 - F.E. (1) = .45 - S.L.P.	6.6 needed	Facilities at schools are accounted at 45% towards the standard.
Playground: 1 per 3,000 population	Playground	2.7 total	(1) = .45 - L.E. (1) = .45 - F.E.	1.8 needed	
Tennis Court: 1 per 6,000 population	Courts	1.3 total	(5) = 2.2 - D.O.	.9 over required	
Basketball: 1 per 6,000 population	Courts	1.3 total	(4) = 1.8 - D.O. (2.5) = 1.1 - F.E. (3) = 1.35 - L.E.	2.9 over required	
Hardball Field: 1 per 3,000 population	Diamonds	2.7 total	(2) = .9 - D.O.	1.8 needed	
Softball Field: 1 per 3,000 population	Diamonds	2.7 total	(1) = .45 - D.O. (2) = .9 - H.C.P. (2) = .9 - L.E. (2) = .9 - S.L.P.	.45 over required	
Equestrian Trail: 1 mile per 1,000 population	Miles	8 miles	None	8 miles needed	
Youth Soccer: 1 per 2,000 population	Fields	4 total	(1) = .45 - L.E. (1) = .45 - F.E.	3.1 needed	
Adult Soccer: 1 per 2,000 population	Fields	4 total	(2) = .9 - D.O. (2) = .9 - H.C.P.	2.2 needed	
Golf Course: 1 per 50,000 population	Courses	.16 total	None	.16 needed	

Notes: L.E. = Loomis Elementary D.O. = Del Oro H.S. S.L.P. = Sunrise-Loomis Park H.C.P. = H. Clarke Powers School F.E. = Franklin Elementary

# Appendix B - Loomis Park and Recreation Acreages and Facilities by Five Year Increments (Continued)

YEAR: 2010					POPULATION: 9,555	
Standard	Unit / Type	Standard Needed	Existing Units	Unmet Demand	Notes	
1. PARK ACREAGE:						
Passive Park: 5 ac. per 1,000 population	Acres	47.5 ac.	0 ac.	47.5 ac.		
Active Park: 5 ac. per 1,000 population	Acres	47.5 ac.	4 ac. - S.L.P. (3) = 1.35 - L.E. (4.2) = 1.9 - F.E. (8.3) = 3.7 - H.C.P. (25) = 11.2 - D.O.	25.4 ac.	Sunrise-Loomis Park is estimated at 4 ac. active.	
Total Acres		95 ac.	22.1 ac.	72.9 ac.		
2. FACILITIES:						
Tot Lots: 1 per 1,000 population	Tot Lots	9.5 total	(1) = .45 - L.E. (1) = .45 - F.E. (1) = .45 - S.L.P.	8.6 needed	Facilities at schools are accounted at 45% towards the standard.	
Playground: 1 per 3,000 population	Playground	3.1 total	(1) = .45 - L.E. (1) = .45 - F.E.	2.2 needed		
Tennis Court: 1 per 6,000 population	Courts	1.6 total	(5) = 2.2 - D.O.	.65 over required		
Basketball: Courts 1 per 6,000 population	Courts	1.6 total	(4) = 1.8 - D.O. (2.5) = 1.1 - F.E. (3) = 1.35 - L.E.	2.6 over required		
Hardball Field: 1 per 3,000 population	Diamonds	3.1 total	(2) = .9 - D.O.	2.2 needed		
Softball Field: 1 per 3,000 population	Diamonds	3.1 total	(1) = .45 - D.O. (2) = .9 - H.C.P. (2) = .9 - L.E. (2) = .9 - S.L.P.	0 needed		
Equestrian Trail: 1 mile per 1,000 population	Miles	9.5 miles	None	9.5 miles needed		
Youth Soccer Field: 1 per 2,000 population	Fields	4.7 total	(1) = .45 - L.E. (1) = .45 - F.E.	3.8 needed		
Adult Soccer Field: 1 per 2,000 population	Fields	4.7 total	(2) = .9 - D.O. (2) = .9 - H.C.P.	2.9 needed		
Golf Course: 1 per 50,000 population	Courses	.2 total	None	.2 needed		

Notes: L.E. = Loomis Elementary D.O. = Del Oro H.S. S.L.P. = Sunrise-Loomis Park H.C.P. = H. Clarke Powers School F.E. = Franklin Elementary

## Appendix C

### National Recreation Standards

**Table 2 Recreational Facility Development Standards**

ACTIVITY/ FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	NUMBER OF UNITS PER POPULATION*	SERVICE RADIUS
Baseball	3.0 to 3.85 acres minimum	Baselines—90' Pitching dist.—60 1/2" Foul lines—320' min. Center field—400' +	Locate home plate so pitcher throwing across sun and batter not facing it. Line from home plate through pitcher's mound runs east-north-east	1 per 5,000  Lighted 1 per 30,000	1/4 to 1/2 mile
Softball	1.5 to 2.0 acres	Baselines—60' Pitching dist.—46' men, 40' women Fast pitch field radius from plate—225' between foul lines Slow pitch—275' men, 250' women	Same as baseball	1 per 5,000 (if also used for youth baseball.)	
Little League	1.2 acres minimum	Baselines—60' Pitching dist.—46' Foul lines—200' Center field—200' to 250'	Same as baseball	1 per 5,000  Lighted 1 per 30,000	1/4 to 1/2 mile
Football	1.5 acres minimum	160 to 360' with a 10' minimum clearance on all sides	Fall season—long axis northwest to southeast. For longer periods, north to south	1 per 20,000	15 to 20 minutes travel time
Soccer	1.7 to 2.1 acres	195' to 225' x 330' to 360' with a 10' minimum clearance on all sides	Same as football	1 per 10,000	1 to 2 miles
Field Hockey	1.5 acres minimum	180' x 300' with a 10' minimum clearance on all sides	Same as football	1 per 20,000	15 to 30 minutes travel time
Running Track (1/4 mile)	4.3 acres	Overall width—276' Length—600.02' Track width for 4 to 8 lanes is 32'	Long axis in sector from north to south to north-west-south-east with finish line at northerly end.	1 per 20,000	15 to 30 minutes travel time
Multi-Use Turf Area	2.0 acres	200' x 400'	Same as football	1 per 5,000	1/4 to 1/2 mile
Volleyball	4,000 sq. ft. minimum	30' x 60' with a 6' min. clearance on all sides	Long axis north-south	1 court per 5,000	1/4 to 1/2 mile
Basketball— outdoor • Youth • H.S.	2,400 to 3036 sq. ft. 5,040 to 7,280 sq. ft.	46 to 50' x 84' 50' x 84'	Long axis north-south	1 per 5,000	1/4 to 1/2 mile
Tennis Court	7,200 sq. ft. single court minimum (2 acres for complex)	36' x 78' with 12' clearance on both sides and 21' clearance on both ends	Long axis north and south	1 court per 2,000	1/4 to 1/2 mile
Play apparatus	0.5 to 1.0 acres min.	6 units—swings, go- rounds, slide, climber, etc.	Any arrangement within sight of street	1 per 5,000	1/4 to 1/2 mile
Handball (3 to 4 wall)	800 sq. ft. for 4 wall 1,000 sq. ft. for 3 wall	20' to 40' with a minimum of 10' go rear of 3 wall court. Minimum 20' overhead clearance.	Long axis north-south Front wall at north end.	1 per 20,000	15 to 30 minute travel time
Multiple Recreation Court (Basketball, volleyball, tennis)	9,840 sq. ft.	120' x 80'	Long axis of courts with primary use is north-south	1 per 10,000	1 to 2 miles

## Appendix C

### National Recreation Standards

ACTIVITY/FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	NUMBER OF UNITS PER POPULATION*	SERVICE RADIUS
Swimming pool	Varies on size of pool and amenities. Usually 1/2 to 2 acre site.	Teaching—minimum of 25 yards x 45' even depth of 3' to 4'. Competitive—minimum of 25 m x 16 m. and 27 sq. ft. of water surface per swimmer. Ratios of 2:1 deck vs. water.	None, although care must be taken in siting of lifeguard stations in relation to afternoon sun.	1 per 20,000 Pools should accommodate 3 to 5% of total population at a time.	15 to 30 minutes travel time.
Group Picnic	1.0-2.0 acres	Shelter with 10 tables	Wooded Area-any arrangement	one per 10,000	1/2 mile
Roller Hockey	0.5 acres	Youth - 80' x 60' Adult - 85' x 80'	N/A	N/A	1/4 to 1/2 mile
Trails	N/A	Well defined trail head. Width—10' max. Grade—5% not to exceed 15%. Trail capacity • rural—40 hikers/day/mile. • urban—90 hikers/day/mile	N/A	1 system per region	N/A
Horseshoe Pit					
Golf driving range (Minimum of 25 tees)	13.5 acres	900' x 690' wide. Add 12' width for each additional tee.	Long axis south-west-northeast with golfer driving toward northeast	1 per 50,000	30 minutes of travel time
Golf • Par 3 (18 hole) • 9 hole standard • 18 hole standard	50 to 60 acres  50 acres minimum  110 acres minimum	Average length: • 600 to 2,700 yards (varies) • 2,250 yards  • 6,500 yards	Majority of holes on a north-south axis	  1 per 25,000  1 per 50,000	  1/2 to 1 hour travel time



**Appendix D**  
**Loomis Capital Improvement Plan**  
**in Five Year Increments**

Year	Park Land Acquisition <sup>1</sup>		Projected Development Costs		Maintenance and Operation Costs	
	Active @ \$75,000/Acre	Passive/Open Space @ \$10,000/Acre	Active @ \$100,000/Acre	Passive @ \$5,000/Acre <sup>2</sup>	Active @ \$10,000/Acre	Passive @ \$2,000/Acre
1996	7.9 Acres = \$592,500	30 Acres = \$300,000	19.1 Acres = \$1,910,000	30 Acres = \$150,000	30 Acres = \$300,000	30 Acres = \$60,000
2000 <sup>3</sup>	4 add'l Acres = \$300,000	4 add'l Acres = \$40,000	4 add'l Acres = \$400,000	4 add'l Acres = \$20,000	34 Acres = \$340,000	34 Acres = \$68,000
2005 <sup>3</sup>	6.5 add'l Acres = \$487,500	6.5 add'l Acres = \$65,000	6.5 add'l Acres = \$650,000	6.5 add'l Acres = \$32,500	40.5 Acres = \$405,000	40.5 Acres = \$81,000
2010 <sup>3</sup>	7 add'l Acres = \$525,000	7 add'l Acres = \$70,000	7 add'l Acres = \$700,000	7 add'l Acres = \$45,000	47.5 Acres = \$475,000	47.5 Acres = \$95,000

<sup>1</sup> Acreages calculated as needed to meet recommended standards.

<sup>2</sup> Includes amounts for trails, interactive facilities and stream areas.

<sup>3</sup> For acquisition and development costs, displays additional incremental costs attributed to population growth for previous 5 years.